

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JULY 10, 2003**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilyong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District

ABSENT: Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Alcorn announced that the Environment Committee had been scheduled to have a meeting on Thursday, July 17th. However, due to staff workload on other matters, the meeting will now be held on Thursday, September 25, 2003 at 7:00 p.m. in the Board Conference Room.

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Commissioner Smyth announced that the next Policy and Procedures meeting will be held on Wednesday, July 23, 2003, at 7:30 p.m. in the Board Conference Room.

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Commissioner Smyth MOVED THAT DECISION ONLY ON SO3-II-F1, MERRIFIELD SUBURBAN CENTER, BE DEFERRED TO A DATE CERTAIN OF JULY 17, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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Commissioner Smyth MOVED THAT DECISION ONLY ON RZ 2002-PR-031, ERNESTO & NILA CASTRO, BE DEFERRED INDEFINITELY.

Commissioners Alcorn and Byers seconded the motion which carried unanimously, with Commissioners Hall and Harsel absent from the meeting.

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION FURTHER DEFER SE 2002-DR-026 AND 2232-D02-19, WASHINGTON METRO AREA TRANSIT AUTHORITY, TO A DATE CERTAIN OF JULY 17, 2003.

Commissioner Byers seconded the motion, which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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FS-Y03-13 – FAIRFAX COUNTY WATER AUTHORITY - West Ox Road

Commissioner Koch MOVED THAT “FEATURE SHOWN” APPLICATION FS-Y03-13 IS IN ACCORD WITH THE RECOMMENDATION OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A “FEATURE SHOWN” PURSUANT TO VIRGINIA CODE SECTION 15.2-2232 AS AMENDED.

Commissioner Byers seconded the motion which carried unanimously, with Commissioners Hall and Harsel absent from the meeting.

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ORDER OF THE AGENDA

In the absence of Secretary Harsel, Chairman Murphy set the following order for the agenda items:

1. SE 2003-PR-005 - RIGGS BANK, NA
2. SEA 00-D-006 - OAKCREST SCHOOL

This order was accepted without objection.

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SE 2003-PR-005 - RIGGS BANK, NA - Appl. under Sect. 4-504 of the Zoning Ordinance to permit a drive-in bank located at 2964 Chain Bridge Rd. on approx. 1.16 ac. of land zoned C-5. Tax Map 47-2 ((1)) 31. PROVIDENCE DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, of Walsh, Colucci, Lubeley, Emrich and Terpak, reaffirmed the affidavit dated February 10, 2003. There were no disclosures from Commission members.

Lindsay Shulenberger, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Strobel outlined the applicant's proposal for the project. She clarified facts regarding the special exception and described what the applicant would provide.

Ms. Strobel answered Commissioner Wilson's questions regarding the existing sidewalk and the upheaval caused by tree roots. She also responded to Commissioner Wilson's questions regarding the flow of traffic at the bank drive-through lanes.

Commissioner Murphy questioned the hours of operation at the bank due to traffic congestion at this site. Commissioner Murphy felt that extended hours on Saturday would be more beneficial to the patrons of the bank.

Commissioner Smyth advised Commissioner Murphy that the issue of hours had not been discussed with the community since the matter was brought up so late.

Ms. Shulenberger, in response to Commissioner Murphy's concern about the hours of operation, stated that staff would not recommend approval of the hours until the community had time to review this issue.

Commissioner Wilson questioned the development condition on operation hours in the staff report noting that the hours described in the staff report were different from that stated in the applicant's statement of justification.

Leslie Johnson, Branch Chief, ZED/DPZ, stated the hours were supposed to have been copied from the statement of justification and instead were copied from the staff report, instead.

Chairman Murphy called the first listed speaker and recited the rules for testimony before the Commission.

Richard Alpin, 2965 Oakborough Square, Oakton, representing the Oakborough Square Home Owners Association, spoke in favor of this application. He said the landscape and pedestrian access through the property was a popular feature of the plan as well as the curb, sidewalk provisions and repairs to Miller Road.

Ms. Shulenberger, responding to Commissioner Wilson's question regarding the sidewalk mentioned by Mr. Alpin, said it was on the same side as that stated in the waiver modification.

Ms. Strobel offered no rebuttal statement.

There were no further comments or questions from the Commission, and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this item. (A verbatim transcript is in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY ON SE 2003-PR-005 TO A DATE CERTAIN OF JULY 17, 2003, WITH THE WRITTEN RECORD REMAINING OPEN.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall and Harsel absent from the meeting.

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SEA 00-D-006 - OAKCREST SCHOOL - Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE-00-D-006 previously approved for a church with an expiration date of June 2004 and a private school of general education to permit modification of development conditions, with no new construction and no increase in enrollment. Located at 850 Balls Hill Rd. on approx. 5.46 ac. of land zoned R-1. Tax Map 21-3 ((1)) 56A. DRANESVILLE DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Lubeley, Emrich and Terpak, reaffirmed the affidavit dated January 17, 2003. There were no disclosures from Commission members.

Leslie Johnson, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of this application.

Mr. Martin asked for the Commissioner's approval of this application for an additional classroom because he and clients believed everyone in the community would benefit.

Chairman Murphy called for speakers from the audience and outlined the Planning Commission's rules for speakers.

Adrienne Whyte, 6704 West Falls Way, Falls Church, representing the McLean Citizens Association (MCA), stated the Association supported this application. She said the Association felt that Oakcrest School had been an asset to the community and enthusiastically encouraged the approval of this application.

Commissioner Wilson queried Ms. Whyte on whether MCA's decision had been made before or after the withdrawal of Condition #6, the leasing of space. Ms. Whyte clarified when MCA made its decision, which was before the withdrawal, and commented on the benefits to the community.

Mr. Martin had no rebuttal statement, but addressed the leasing status of the facility when questioned by Commissioner de la Fe.

There were no further comments or questions from the Commission, and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner DuBois for action on this item. (A verbatim transcript is in the date file.)

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DEFER APPLICATION SEA 00-D-006, OAKCREST SCHOOL, FOR DECISION ONLY, TO A DATE CERTAIN OF JULY 17, 2003.

Commissioner Byers, Wilson and de la Fe seconded the motion which carried unanimously with Commissioner Smyth not present for the vote; Commissioners Hall and Harsel absent from the meeting.

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The meeting was adjourned at 8:50 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Heidi E. Baggett
Approved on: July 13, 2005

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission